



Entered on Docket
January 12, 2011

A handwritten signature in dark ink, appearing to read "Linda B. Riegler".

Hon. Linda B. Riegler
United States Bankruptcy Judge

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Attorneys for Secured Creditor WELLS FARGO BANK, N.A. ALSO KNOWN AS
WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A,
AND FORMERLY KNOWN AS WACHOVIA MORTGAGE FSB,
FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

DENNIS TOLENTINO RANA,

Debtor(s).

Bankruptcy Case No. BK-S-10-31601-lbr
Chapter 7

WELLS FARGO BANK, N.A. ALSO
KNOWN AS WACHOVIA MORTGAGE,
A DIVISION OF WELLS FARGO BANK,
N.A, AND FORMERLY KNOWN AS
WACHOVIA MORTGAGE FSB,
FORMERLY KNOWN AS WORLD
SAVINGS BANK, FSB'S ORDER
TERMINATING AUTOMATIC STAY
Date: January 5, 2011
Time: 10:30 A.M.

1 A hearing on Secured Creditor Wells Fargo Bank, N.A. also known as Wachovia
2 Mortgage, a division of Wells Fargo Bank, N.A, and formerly known as Wachovia Mortgage
3 FSB, formerly known as World Savings Bank, FSB's Motion for Relief From the Automatic
4 Stay came on regularly for hearing in the United States Bankruptcy Court before the Honorable
5 Linda B. Riegler, Ace Van Patten appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 2105
12 Arpeggio Avenue, Henderson, Nevada 89052 ("Real Property"), which is legally described as:

13 SEE LEGAL DESCRIPTION ATTACHED
14 HERETO AS EXHIBIT A AND MADE A PART
15 HEREOF .

16 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or
17 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
18 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
19 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
20 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
21 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
22 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
23 provide 7 days' notice to the Debtor(s).

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may offer and provide Debtor with information re: a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this bankruptcy case.

APPROVED/DISAPPROVED APPROVED/DISAPPROVED

AMBRISH S. SIDHU	WILLIAM A. LEONARD
DEBTOR(S) ATTORNEY	TRUSTEE

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EXHIBIT "A"

PARCEL I:

Lot Fifty-seven (57) in Block Three (3) of FINAL MAP OF ANTHEM ESTATES UNIT 1, A COMMON INTEREST COMMUNITY, as shown by map thereof on file in Book 101 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

A non-exclusive easement right and easement of use and access as provided for in and subject to that certain Declaration of Covenants, Conditions and Restrictions for COVENTRY HOMES AT ANTHEM recorded June 26, 1998, in Book 980626 as Document No. 03098 and by that Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded February 7, 2000, in Book 20000207 as Document No. 00531 in the Office of the County Recorder of Clark County, Nevada.

1 In accordance with LR 9021, counsel submitting this document certifies that the order accurately
2 reflects the court's ruling and that (check one):

3 ☐ The court has waived the requirement set forth in LR 9021(b)(1).

4 ☐ No party appeared at the hearing or filed an objection to the motion.

5 ☐ I have delivered a copy of this proposed order to all counsel who appeared at the hearing,
6 and any unrepresented parties who appeared at the hearing, and each has approved or
7 disapproved the order, or failed to respond, as indicated below [list each party and whether the
8 party has approved, disapproved, or failed to respond to the document]:

9 ☐ Approved.

10 ☐ Disapproved.

11 ☐ Failed to respond.

12 ☒ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order
13 with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of
14 the order.

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16 Submitted by:

17 /s/ ACE VAN PATTEN
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19 P.O. Box 17933
20 San Diego, CA 92177-0933
21 (858) 750-7600
22 NV Bar #11731
23 Attorney for WELLS FARGO
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25 AS WACHOVIA MORTGAGE,
26 A DIVISION OF WELLS
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